



**Thursday, September 8, 2022  
Board of Appeals Meeting**

**TENTATIVE AGENDA; PUBLIC HEARING GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE AND TIMES ARE APPROXIMATE.**

**Meeting of: Board of Appeals**

**Time: 6:30 p.m.**

**Location: Chesapeake Building, 41770 Baldrige St., Leonardtown, MD**

**Residents may view the meeting on Channel 95 and YouTube.**

**Comments may be submitted by the following methods: \*Please include contact information: Name, Address, Phone Number and Email.\***

**a. Appear at the Chesapeake Building Commissioners' Meeting Room during hearing for Public Testimony.**

**b. Email written comments to Sherrie.Young@stmarysmd.com no later than 12:00 pm on Wednesday, September 7, 2022.**

**c. Mail written comments to the Department of Land Use & Growth Management - BOA, PO Box 653 Leonardtown, MD, 20650.**

**d. Submit a 3-minute video clip to publicmtgs@stmarysmd.com by 12:00 pm on Friday, September 2, 2022.**

**All submissions will be considered by the Board of Appeals Members at hearing. For additional information please contact Sherrie.Young@stmarysmd.com.**

**1. CALL TO ORDER:**

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A. September 8, 2022 Board of Appeals

**2. ROLL CALL:**

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A. Attendance of Members, Staff Support, Applicants, Representatives and Speakers

**3. AGENDA:**

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A. Board of Appeals September 8, 2022, Agenda

**4. PUBLIC HEARINGS:**

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A. DISMISSAL- KING & CARR APPEALS of PC Decision ZAAP 21-0176 (Royal Farms- Lexington Park); Pursuant to Chapter 23 of the St. Mary's County Comprehensive Zoning Ordinance, the Applicant requests an Appeal of a Planning Commission decision made on April 25, 2022, to approve the Concept Plan for a proposed for a 5,154 square foot convenience store with a 5,280 sq. ft. fuel sales canopy.

B. GEARY VAAP 22-0320; Applicant is requesting a variance from the St. Mary's County Comprehensive Zoning Ordinance Section 71.8.3 to disturb the Critical Area Buffer to construct two decks and a porch addition.

C. BAKHAJE VAAP 20-1247; Applicant is requesting a variance from the St. Mary's County Comprehensive Zoning Ordinance Section 71.8.3 to disturb the Critical Area Buffer and from Section 71.5.2 to disturb the non-tidal wetland buffer to construct a single-family home.

**5. REVIEW AND APPROVAL OF MINUTES:**

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A. August 25, 2022 Board of Appeals Meeting Minutes

**6. REVIEW AND APPROVAL OF ORDERS:**

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A. HUCKO ORDER VAAP 21-2955

B. STAUFFER BUTCHER SHOP ORDER VAAP 22-0056

C. R.E. MICHEL COMPANY ORDER VAAP 20-1002

**7. ADJOURNMENT:**

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A. Adjourn the September 8, 2022, Board of Appeals meeting

B. Adjourn the September 8, 2022, Board of Appeals meeting

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Sherrie Young at 301-475-4200, Ext 1522. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Public Hearings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.